

**30 SHEEN LANE
EAST SHEEN
SW14 8LW**



INVESTMENT SUMMARY

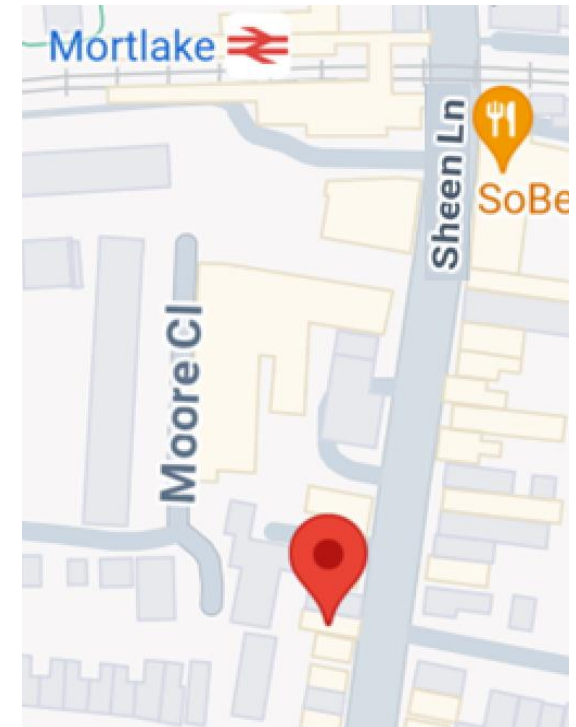
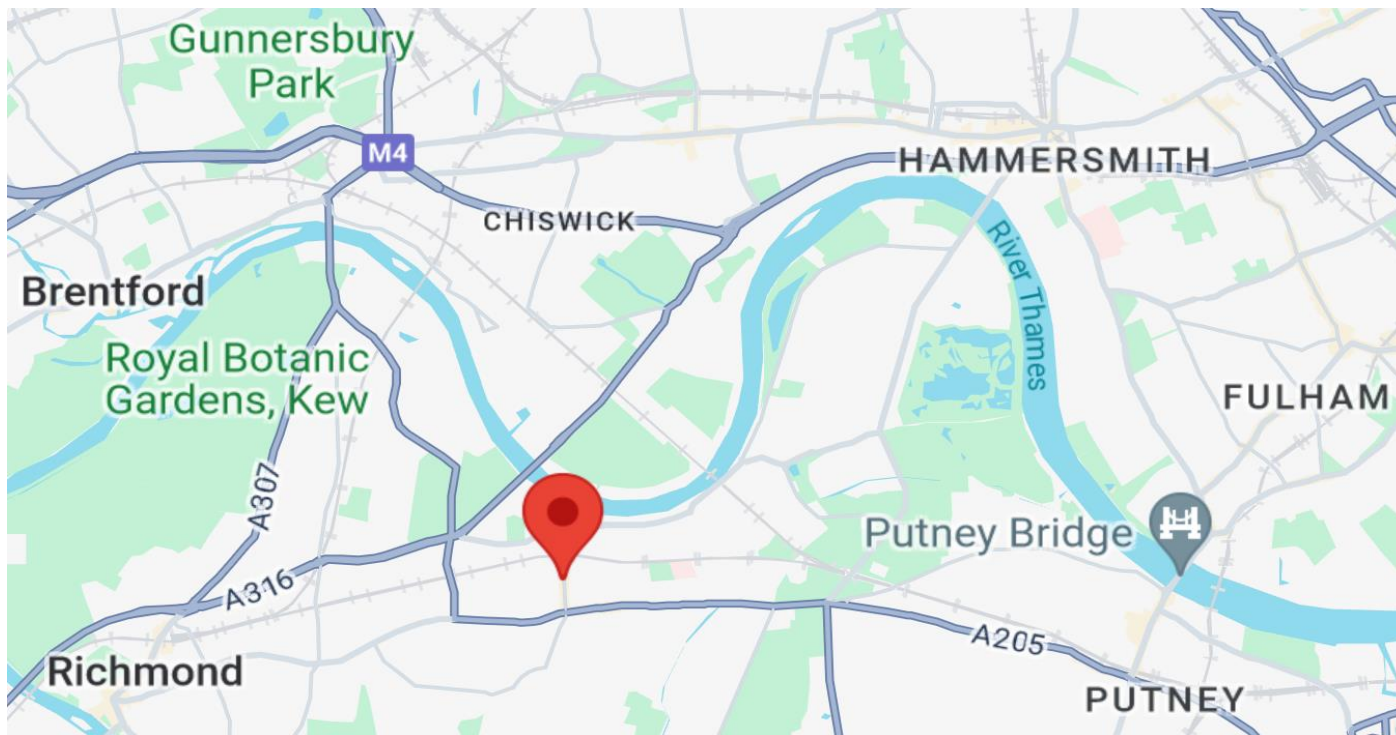
- *Freehold Investment*
- *Affluent Location*
- *Established Parade*
- *Ground Floor Retail*
- *2 x Self Contained Flats (not sold off)*
- *Vacant rear and basement storage*
- *Active Management*
- *Planning Gain*
- *Potential ERV of £62,000 pa*

**PRICE UPON
APPLICATION**

LOCATION

East Sheen is a densely populated and affluent suburb located between Richmond and Putney, and is approximately 7 miles South West of Central London. The M3, M4 and M25 motorways are all easily accessible by car, as well as Heathrow and Gatwick airports. In addition to a number of established schools in the Borough, the adjacent Richmond Park makes it an extremely popular area for families, tourists and day visitors from all over London.

The property is situated on Sheen Lane, within a minutes' walk of Mortlake Station (30 mins London Waterloo). The established parade is a popular trading location with numerous shops, cafes, restaurants and bars, which all benefit from the high pedestrian flows generated by the adjacent Mortlake Rail Station. Nearby occupiers in East Sheen include Waitrose Supermarket, Boots, Tesco, Robert Dyas, WH Smiths, Gails, and a host of boutique operators.



DESCRIPTION

The property comprises a ground floor commercial unit with ancillary kitchen and w/c facilities. To the rear is a self-contained ancillary / storage room and basement, which are accessed from the communal residential entrance hall. Flat 1 is on the first floor and comprises a 1 x bed flat with access to a flat roof; Flat 2 comprises a 1 x bed flat with additional accommodation in the converted attic, and access to a flat roof.

The property also has the benefit of pedestrian access from the rear of the property onto Sheen Lane.

ACCOMMODATION / TENANCY SCHEDULE

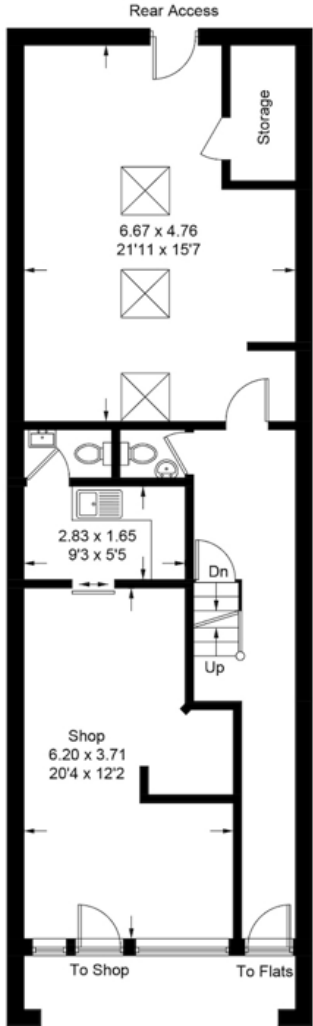
UNIT	FLOOR	ACCOMMODATION	AREA SQ M	AREA SQ FT	TENANT	TERM	RENT PA (ERV)	NOTES
30	Ground	Retail	25.60	276	Individual (t/a Indcut Barbers)	10 years from 2024	13,200	RV £10,475
30	Ground Rear Basement	Ancillary Storage	31.75 37.77	342 407	Vacant Vacant	N/A	(7,000) (4,000)	Potential to convert STP
30 Flat 1	First	Residential 1x Bed	40.50	436	Individual	AST	16,800	£1,400 pcm
30 Flat 2	Second	Residential 1x Bed (+loft room)	43.80	471	Vacant	N/A	(21,00)	(£1,750 pcm)
TOTALS			179.42	1,931			£30,000 (£62,000)	



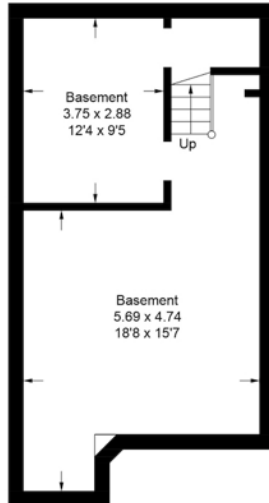
TENURE
Freehold

EPC
Available on request

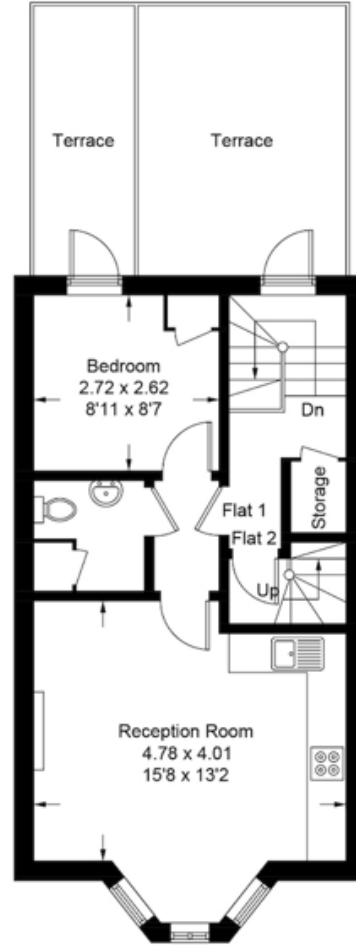
VAT
VAT is not applicable



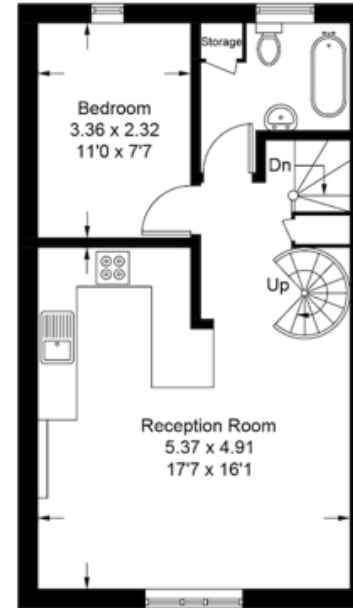
Ground Floor



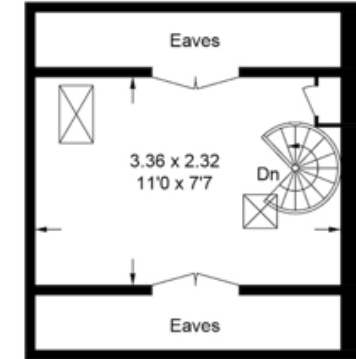
Basement



First Floor



Second Floor



Third Floor

ACTIVE MANAGEMENT & PLANNING OPPORTUNITIES

The ground floor rear storage and basement accommodation could be let out in existing condition for additional storage, or converted into a self-contained 1 x bed flat (stp).

MARKET COMMENTARY

With its extensive retail offering, schools, park side living and excellent public transport, East Sheen is a highly desirable area to live and work.

Demand for high quality accommodation continues to sustain residential prices, with 1 x bed flats above shops still achieving over £375,000. Flat 2 rent has been estimated at £1,750 pcm

ANTI MONEY LAUNDERING

The Buyer will be legally obliged to comply with all AML checks prior to exchange of contracts.

PRICE

Upon Application

CONTACT

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